5/13/11 10:22:52 SS
DK W BK 657 PG 375 SS
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

Prepared by:
Fearnley & Califf, PLLC
7028 Flower Creek Drive - Suite C
Southaven, MS 38671
Phone No.: 662-536-4907
Linda J. Mathis, Attorney - MS Bar Number: 9183

Return to: mail
Fearnley & Califf, PLLC
7028 Flower Creek Drive - Suite C
Southaven, MS 38671
Phone No.: 662-536-4907

STATE OF Mississippi
COUNTY OF DeSoto

FHA CASE NO.: 281-351394

SPECIAL WARRANTY DEED

INDEXING INSTRUCTIONS: Lot 8, Nelson Estates, Sec 9, T2S, R7W, Plat Book 94, Page 23, DeSoto Co, MS

This Indenture, made this 9 day of May, 2011, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), and other good and valuable consideration in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged,

Shaun Donovan, Secretary of Housing and Urban Development of Washington, D.C.,
(Grantor)
40 Marietta Street N.W.
Five Points Plaza
Atlanta, GA 30303
(404) 331-4576
No Second Number

party of the first part, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey, confirm and specially warrant unto,

James Paul Bryan and Vickie Lynn Patterson Bryan,
(Grantee(s))
1941 Yorkhaven Drive
Horn Lake, MS 38637
(901) 634-2692
No Second Number

( ) as joint tenants with full rights of survivorship and not as tenants in common, (if applicable) party(ies) of the second part, the following described property situated in DeSoto County, State of Mississippi, and being more particularly described as follows, to-wit:

Lot 8, Nelson Estates, situated in Section 9, Township 2 South, Range 7 West, DeSoto County, MS, as per plat of record in Plat Book 94, Page 23, in the Chancery Clerk's Office of DeSoto County, MS.

Being the same property acquired by the party of the first part pursuant to the provision of the National Housing Act, as amended (12 USA 1701 et seq.) and the Department of Housing and Urban Development Act (42 U.S.C. 3531).

This Deed not to be in effect until: **May 11, 2011**

To have and to hold the said property hereinbefore described, with all and singular the rights, members and appurtenances thereunto appertaining, to the only proper use, benefit and behoof of the Grantee(s), forever, in fee simple; and the Grantor specially warrants the title to the said bargained property above described against the lawful claims **of all persons claiming by, through or under the Grantor**.

Subject to any and all prior and outstanding leases, exceptions, reservations and/or conveyances of oil, gas and/or other minerals and any geothermal energy resources lying in, on and under the above described property.

Subject to any environmental condition existing upon the subject property which would cause said property to be in violation of any State and/or Federal Environmental Protection Act.

Subject to any and all covenants, restrictions, easements, conditions and rights-of-way, whether of record or of use, which affect the real property, hereby conveyed; and **subject to** any state of facts an accurate survey would show.

In Witness whereof the undersigned Jamie Sines, who acknowledged that she/he is **HUD's Delegated Authority** of Ofori & Associates, PC, and has set her/his hand and seal for and on behalf of the said the Secretary of Housing and Urban Development, under authority and by virtue of that delegation of authority published at 70 F. R. 4837-D-57 (July 25, 2005), as amended.

Secretary of Housing and Urban Development

By: Ofori & Associates, PC As HUD's Designated Agent
Its: Authorized Signatory

STATE OF **GEORGIA**
COUNTY OF **FULTON**

Personally appeared before me, the undersigned authority in and for said county and state, on this 9th day of May, 2011, within my jurisdiction, the within named Jamie Sines who acknowledged to me that she/hewith is **HUD's Delegated Authority** of Ofori & Associates, PC, and has set her/his hand and seal for and on behalf of the said the Secretary of Housing and Urban Development, under authority and by virtue of that delegation of authority published at 70 F. R. 4837-D-57 (July 25, 2005), as amended, and as the act and deed of said and the Secretary of Housing and Urban Development, she/he executed the above and foregoing instrument, after first having been duly authorized by said and the Secretary of Housing and Urban Development so to do.

NOTARY PUBLIC

My Commission Expires: _____

(Seal)

BASIL BECKFORD
MY COMMISSION EXPIRES
NOTARY PUBLIC
NOVEMBER 4, 2014
DEKALB COUNTY, GEORGIA

Parcel No.: 2 07 2 09 11 0 0008 00

Mail Tax Bills to: James Paul Bryan and Vickie Lynn Patterson Bryan
2287 Khushboo Cv.
Southaven, MS 38671

Property Address: 2287 Khushboo Cv.
Southaven, MS 38671

Prepared by:
Fearnley & Califf, PLLC
7028 Flower Creek Drive - Suite C
Southaven, MS 38671
Phone No.: 662-536-4907
Linda J. Mathis, Attorney - MS Bar Number: 9183

Return to:
Fearnley & Califf, PLLC
7028 Flower Creek Drive - Suite C
Southaven, MS 38671
Phone No.: 662-536-4907